

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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April 9, 2003

**MEMORANDUM FOR:** Interested Parties

**FROM:**

  
Cathy E. Creswell, Deputy Director  
**Division of Housing Policy Development**

**SUBJECT: 2003 Income Limits**

This release corrects 2003 Income Limits that were issued on March 7, 2003 and March 21, 2003. Programming errors in limits for high cost counties were corrected in the first re-issue. This release corrects the area median income, and the median- and the moderate-income limits only for the counties of Los Angeles and San Diego to preclude their limits being below those of the prior year. These changes are subsequent to this year's income limits having been re-benchmarked by HUD to Census 2000. The attached table includes income limits of varying household sizes for extremely low-, very low-, lower-, median-, and moderate-income categories. These income limits replace those in effect during 2002.

California Health and Safety Code Sections 50079.5, 50105 and 50106 provide that the low-, very low-, and extremely low-income limits established by the U.S. Department of Housing and Urban Development (HUD) are the State limits for those income categories. Sections 50079.5, 50105, and 50106 direct the Department of Housing and Community Development (Department) to publish the income limits. HUD released new FY 2003 income limits for extremely low-, very low-, and lower-income households on February 20, 2003.

Accordingly, the Department has filed with the Office of Administrative Law amendments to Section 6932 of Title 25 of the California Code of Regulations. The amendments contain the updated HUD income limits including the new extremely low-income category, and also contain the median- and moderate-income limits prepared by the Department pursuant to Health and Safety Code Section 50093. Please note that the use of these income limits is subject to an individual program's definitions of income and other factors such as effective dates; also note that the definitions themselves sometimes differ between programs.

The updated table of the income limits for 2003 is posted on the Department's website at: [www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html](http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html).

If you have any question concerning the income limits, please contact Department staff at (916) 445-4728 or by e-mail to [cahouse@hcd.ca.gov](mailto:cahouse@hcd.ca.gov).

Attachments

## **Income Limits Pursuant to Title 25, § 6932 California Code of Regulations (CCR)**

### Methodology

The extremely low-, very low-, and lower-income limits of California Code of Regulations Section 6932 equal the 30 percent of median-, the very low-, and the low-income limits established by the U.S. Department of Housing and Urban Development (HUD) for use in its Section 8 program. To prepare these limits, HUD first estimates median family income (MFI) for the current federal fiscal year. Where an area or county has a condition that warrants special consideration, called an exception, HUD may adjust a limit for an income category. However, if an adjustment would result in an income limit below that of last year, then HUD kept the limit at the level of the prior year.

The area median income is usually, but not always, the greater of either:

- 1) the median family income for a county's metropolitan statistical area or its nonmetropolitan county; or
- 2) the median family income for nonmetropolitan counties statewide (\$45,400 for 2003).

HUD establishes the very low-income limits and then uses those to calculate the limits for other income categories. HUD's very low four-person limit will equal 50 percent of area median income except where HUD has identified adjustment factors such as high housing costs relative to incomes, and thus issues an elevated very low-income limit.

Most four-person low-income limits equal 80 percent of the area median income described above. However, because of adjustments to some areas' limits for very low-income, the low-income limits actually are calculated using 160 percent of the relevant four-person very low-income limit, with some exceptions. An exception for some high income areas means that the four-person low-income limit is less than what the 160 percent calculation would yield because a maximum, or cap, may have been applied by HUD. An exception for high housing costs relative to incomes means that HUD raises that low-income limit for an area but may or may not raise the limit for the very low-income category.

California's extremely low-income limits are HUD's limits for "30% of Median". HUD calculates its "30% of Median" limits using 60 percent of the relevant very low-income limits, but with a floor set at the minimum Supplemental Security Income (SSI).

In most areas, California's Department of Housing and Community Development calculates "median" and "moderate" income limits from HUD's very low-income limits. The four-person median-income limit equals two times HUD's four-person very low-income limit, except in high cost areas. For high cost areas, the Department instead sets the four-person median equal either to HUD's median family income or to last year's MFI if the prior year had been higher. The four-person moderate-income limit is 120 percent of the four-person median-income limit.

Income limits for all income categories are adjusted for household size so that larger households have higher income limits than smaller households. For all income groups, the income limits for household sizes other than four persons are calculated using the four-person income limit as the base. HUD's adjustments use the following percentages, with results rounded to the nearest \$50 increment:

Number of persons in Household:	1	2	3	4	5	6	7	8
Adjustments:	70%	80%	90%	Base	108%	116%	124%	132%

For households of more than eight persons, refer to the formula at the end of the 2003 Income Limits.

References: FY 2003 HUD Income Limits Transmittal PDR-2003-01 of 02-20-03 and FY 2003 HUD Income Limits Briefing Material Revised February 1, 2003 available at [www.huduser.org/datasets/il.html](http://www.huduser.org/datasets/il.html)

## NUMBER OF PERSONS IN HOUSEHOLD

COUNTY	INCOME CATEGORY	1	2	3	4	5	6	7	8
ALAMEDA	Extremely Low	16,800	19,200	21,650	<b>24,050</b>	25,950	27,850	29,800	31,700
Area median:	Very low income	28,050	32,050	36,050	<b>40,050</b>	43,250	46,450	49,650	52,850
\$76,600	Lower income	44,850	51,250	57,650	<b>64,100</b>	69,200	74,350	79,450	84,600
	Median income	53,600	61,300	68,950	<b>76,600</b>	82,750	88,850	95,000	101,100
	Moderate income	64,350	73,500	82,700	<b>91,900</b>	99,250	106,600	113,950	121,300
ALPINE	Extremely Low	11,600	13,250	14,950	<b>16,600</b>	17,900	19,250	20,550	21,900
Area median:	Very low income	19,350	22,100	24,900	<b>27,650</b>	29,850	32,050	34,300	36,500
\$55,300	Lower income	30,950	35,400	39,800	<b>44,250</b>	47,800	51,300	54,850	58,400
	Median income	38,700	44,250	49,750	<b>55,300</b>	59,700	64,150	68,550	73,000
	Moderate income	46,450	53,100	59,700	<b>66,350</b>	71,650	76,950	82,250	87,600
AMADOR	Extremely Low	11,750	13,450	15,100	<b>16,800</b>	18,150	19,500	20,850	22,200
Area median:	Very low income	19,600	22,400	25,200	<b>28,000</b>	30,250	32,500	34,700	36,950
\$56,000	Lower income	31,350	35,850	40,300	<b>44,800</b>	48,400	51,950	55,550	59,150
	Median income	39,200	44,800	50,400	<b>56,000</b>	60,500	64,950	69,450	73,900
	Moderate income	47,050	53,750	60,500	<b>67,200</b>	72,600	77,950	83,350	88,700
BUTTE	Extremely Low	9,616	10,900	12,250	<b>13,600</b>	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	<b>22,700</b>	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	<b>36,300</b>	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	<b>45,400</b>	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	<b>54,500</b>	58,850	63,200	67,600	71,950
CALAVERAS	Extremely Low	11,100	12,650	14,250	<b>15,850</b>	17,100	18,350	19,650	20,900
Area median:	Very low income	18,500	21,100	23,750	<b>26,400</b>	28,500	30,600	32,750	34,850
\$52,800	Lower income	29,550	33,800	38,000	<b>42,250</b>	45,600	49,000	52,400	55,750
	Median income	36,950	42,250	47,500	<b>52,800</b>	57,000	61,250	65,450	69,700
	Moderate income	44,350	50,700	57,000	<b>63,350</b>	68,400	73,500	78,550	83,600
COLUSA	Extremely Low	9,616	10,900	12,250	<b>13,600</b>	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	<b>22,700</b>	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	<b>36,300</b>	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	<b>45,400</b>	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	<b>54,500</b>	58,850	63,200	67,600	71,950
CONTRA COSTA	Extremely Low	16,800	19,200	21,650	<b>24,050</b>	25,950	27,850	29,800	31,700
Area median:	Very low income	28,050	32,050	36,050	<b>40,050</b>	43,250	46,450	49,650	52,850
\$76,600	Lower income	44,850	51,250	57,650	<b>64,100</b>	69,200	74,350	79,450	84,600
	Median income	53,600	61,300	68,950	<b>76,600</b>	82,750	88,850	95,000	101,100
	Moderate income	64,350	73,500	82,700	<b>91,900</b>	99,250	106,600	113,950	121,300
DEL NORTE	Extremely Low	9,616	10,900	12,250	<b>13,600</b>	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	<b>22,700</b>	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	<b>36,300</b>	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	<b>45,400</b>	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	<b>54,500</b>	58,850	63,200	67,600	71,950
EL DORADO	Extremely Low	12,550	14,350	16,150	<b>17,950</b>	19,400	20,800	22,250	23,700
Area median:	Very low income	20,950	23,900	26,900	<b>29,900</b>	32,300	34,700	37,100	39,450
\$59,800	Lower income	33,500	38,250	43,050	<b>47,850</b>	51,650	55,500	59,300	63,150
	Median income	41,850	47,850	53,800	<b>59,800</b>	64,600	69,350	74,150	78,950
	Moderate income	50,250	57,400	64,600	<b>71,750</b>	77,500	83,250	88,950	94,700
FRESNO	Extremely Low	9,616	10,900	12,250	<b>13,600</b>	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	<b>22,700</b>	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	<b>36,300</b>	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	<b>45,400</b>	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	<b>54,500</b>	58,850	63,200	67,600	71,950

## NUMBER OF PERSONS IN HOUSEHOLD

COUNTY	INCOME CATEGORY	1	2	3	4	5	6	7	8
GLENN	Extremely Low	9,616	10,900	12,250	<b>13,600</b>	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	<b>22,700</b>	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	<b>36,300</b>	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	<b>45,400</b>	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	<b>54,500</b>	58,850	63,200	67,600	71,950
HUMBOLDT	Extremely Low	9,616	10,900	12,250	<b>13,600</b>	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	<b>22,700</b>	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	<b>36,300</b>	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	<b>45,400</b>	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	<b>54,500</b>	58,850	63,200	67,600	71,950
IMPERIAL	Extremely Low	9,616	10,900	12,250	<b>13,600</b>	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	<b>22,700</b>	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	<b>36,300</b>	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	<b>45,400</b>	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	<b>54,500</b>	58,850	63,200	67,600	71,950
INYO	Extremely Low	10,000	11,400	12,850	<b>14,250</b>	15,400	16,550	17,650	18,800
Area median:	Very low income	16,650	19,000	21,400	<b>23,750</b>	25,650	27,550	29,450	31,350
\$47,500	Lower income	26,600	30,400	34,200	<b>38,000</b>	41,050	44,100	47,100	50,150
	Median income	33,250	38,000	42,750	<b>47,500</b>	51,300	55,100	58,900	62,700
	Moderate income	39,900	45,600	51,300	<b>57,000</b>	61,550	66,100	70,700	75,250
KERN	Extremely Low	9,616	10,900	12,250	<b>13,600</b>	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	<b>22,700</b>	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	<b>36,300</b>	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	<b>45,400</b>	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	<b>54,500</b>	58,850	63,200	67,600	71,950
KINGS	Extremely Low	9,616	10,900	12,250	<b>13,600</b>	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	<b>22,700</b>	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	<b>36,300</b>	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	<b>45,400</b>	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	<b>54,500</b>	58,850	63,200	67,600	71,950
LAKE	Extremely Low	9,616	10,900	12,250	<b>13,600</b>	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	<b>22,700</b>	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	<b>36,300</b>	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	<b>45,400</b>	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	<b>54,500</b>	58,850	63,200	67,600	71,950
LASSEN	Extremely Low	10,000	11,400	12,850	<b>14,250</b>	15,400	16,550	17,650	18,800
Area median:	Very low income	16,650	19,000	21,400	<b>23,750</b>	25,650	27,550	29,450	31,350
\$47,500	Lower income	26,600	30,400	34,200	<b>38,000</b>	41,050	44,100	47,100	50,150
	Median income	33,250	38,000	42,750	<b>47,500</b>	51,300	55,100	58,900	62,700
	Moderate income	39,900	45,600	51,300	<b>57,000</b>	61,550	66,100	70,700	75,250
LOS ANGELES	Extremely Low	11,850	13,550	15,250	<b>16,900</b>	18,250	19,650	21,000	22,350
Area median:	Very low income	19,750	22,550	25,400	<b>28,200</b>	30,450	32,700	34,950	37,200
55,100	Lower income	31,600	36,100	40,600	<b>45,100</b>	48,750	52,350	55,950	59,550
	Median income	38,550	44,100	49,600	<b>55,100</b>	59,500	63,900	68,300	72,750
	Moderate income	46,250	52,900	59,500	<b>66,100</b>	71,400	76,700	81,950	87,250
MADERA	Extremely Low	9,616	10,900	12,250	<b>13,600</b>	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	<b>22,700</b>	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	<b>36,300</b>	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	<b>45,400</b>	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	<b>54,500</b>	58,850	63,200	67,600	71,950

## NUMBER OF PERSONS IN HOUSEHOLD

COUNTY	INCOME CATEGORY	1	2	3	4	5	6	7	8
MARIN	Extremely Low	23,750	27,150	30,550	<b>33,950</b>	36,650	39,350	42,050	44,800
Area median:	Very low income	39,600	45,250	50,900	<b>56,550</b>	61,050	65,600	70,100	74,650
\$91,500	Lower income	63,350	72,400	81,450	<b>90,500</b>	97,700	104,950	112,200	119,450
	Median income	64,050	73,200	82,350	<b>91,500</b>	98,800	106,150	113,450	120,800
	Moderate income	76,850	87,850	98,800	<b>109,800</b>	118,600	127,350	136,150	144,950
MARIPOSA	Extremely Low	9,650	11,050	12,400	<b>13,800</b>	14,900	16,000	17,100	18,200
Area median:	Very low income	16,100	18,400	20,700	<b>23,000</b>	24,850	26,700	28,500	30,350
\$46,000	Lower income	25,750	29,450	33,100	<b>36,800</b>	39,750	42,700	45,650	48,600
	Median income	32,200	36,800	41,400	<b>46,000</b>	49,700	53,350	57,050	60,700
	Moderate income	38,650	44,150	49,700	<b>55,200</b>	59,600	64,050	68,450	72,850
MENDOCINO	Extremely Low	9,700	11,050	12,450	<b>13,850</b>	14,950	16,050	17,150	18,250
Area median:	Very low income	16,150	18,450	20,750	<b>23,050</b>	24,900	26,750	28,600	30,450
\$46,100	Lower income	25,800	29,500	33,200	<b>36,900</b>	39,850	42,800	45,750	48,700
	Median income	32,250	36,900	41,500	<b>46,100</b>	49,800	53,500	57,150	60,850
	Moderate income	38,700	44,250	49,750	<b>55,300</b>	59,700	64,150	68,550	73,000
MERCED	Extremely Low	9,616	10,900	12,250	<b>13,600</b>	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	<b>22,700</b>	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	<b>36,300</b>	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	<b>45,400</b>	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	<b>54,500</b>	58,850	63,200	67,600	71,950
MODOC	Extremely Low	9,616	10,900	12,250	<b>13,600</b>	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	<b>22,700</b>	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	<b>36,300</b>	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	<b>45,400</b>	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	<b>54,500</b>	58,850	63,200	67,600	71,950
MONO	Extremely Low	11,450	13,100	14,700	<b>16,350</b>	17,650	18,950	20,250	21,600
Area median:	Very low income	19,100	21,800	24,550	<b>27,250</b>	29,450	31,600	33,800	35,950
\$54,500	Lower income	30,500	34,900	39,250	<b>43,600</b>	47,100	50,600	54,050	57,550
	Median income	38,150	43,600	49,050	<b>54,500</b>	58,850	63,200	67,600	71,950
	Moderate income	45,800	52,300	58,850	<b>65,400</b>	70,650	75,850	81,100	86,350
MONTEREY	Extremely Low	12,000	13,700	15,400	<b>17,150</b>	18,500	19,850	21,250	22,600
Area median:	Very low income	20,000	22,850	25,700	<b>28,550</b>	30,850	33,100	35,400	37,700
\$55,600	Lower income	32,000	36,550	41,100	<b>45,700</b>	49,350	53,000	56,650	60,300
	Median income	38,900	44,500	50,050	<b>55,600</b>	60,050	64,500	68,950	73,400
	Moderate income	46,700	53,350	60,050	<b>66,700</b>	72,050	77,350	82,700	88,050
NAPA	Extremely Low	14,250	16,250	18,300	<b>20,350</b>	21,950	23,600	25,200	26,850
Area median:	Very low income	23,750	27,100	30,500	<b>33,900</b>	36,600	39,300	42,050	44,750
\$67,800	Lower income	37,950	43,400	48,800	<b>54,250</b>	58,600	62,900	67,250	71,600
	Median income	47,450	54,250	61,000	<b>67,800</b>	73,200	78,650	84,050	89,500
	Moderate income	56,950	65,100	73,200	<b>81,350</b>	87,850	94,350	100,850	107,400
NEVADA	Extremely Low	12,400	14,150	15,950	<b>17,700</b>	19,100	20,550	21,950	23,350
Area median:	Very low income	20,650	23,600	26,550	<b>29,500</b>	31,850	34,200	36,600	38,950
\$59,000	Lower income	33,050	37,750	42,500	<b>47,200</b>	51,000	54,750	58,550	62,300
	Median income	41,300	47,200	53,100	<b>59,000</b>	63,700	68,450	73,150	77,900
	Moderate income	49,550	56,650	63,700	<b>70,800</b>	76,450	82,150	87,800	93,450
ORANGE	Extremely Low	15,900	18,150	20,400	<b>22,700</b>	24,500	26,300	28,100	29,950
Area median:	Very low income	26,450	30,250	34,000	<b>37,800</b>	40,800	43,850	46,850	49,900
\$75,600	Lower income	39,550	45,200	50,850	<b>56,500</b>	61,000	65,550	70,050	74,600
	Median income	52,900	60,500	68,050	<b>75,600</b>	81,650	87,700	93,750	99,800
	Moderate income	63,500	72,550	81,650	<b>90,700</b>	97,950	105,200	112,450	119,700

## NUMBER OF PERSONS IN HOUSEHOLD

COUNTY	INCOME CATEGORY	1	2	3	4	5	6	7	8
PLACER	Extremely Low	12,550	14,350	16,150	<b>17,950</b>	19,400	20,800	22,250	23,700
Area median:	Very low income	20,950	23,900	26,900	<b>29,900</b>	32,300	34,700	37,100	39,450
\$59,800	Lower income	33,500	38,250	43,050	<b>47,850</b>	51,650	55,500	59,300	63,150
	Median income	41,850	47,850	53,800	<b>59,800</b>	64,600	69,350	74,150	78,950
	Moderate income	50,250	57,400	64,600	<b>71,750</b>	77,500	83,250	88,950	94,700
PLUMAS	Extremely Low	10,300	11,750	13,250	<b>14,700</b>	15,900	17,050	18,250	19,400
Area median:	Very low income	17,150	19,600	22,050	<b>24,500</b>	26,450	28,400	30,400	32,350
\$49,000	Lower income	27,450	31,350	35,300	<b>39,200</b>	42,350	45,450	48,600	51,750
	Median income	34,300	39,200	44,100	<b>49,000</b>	52,900	56,850	60,750	64,700
	Moderate income	41,150	47,050	52,900	<b>58,800</b>	63,500	68,200	72,900	77,600
RIVERSIDE	Extremely Low	10,700	12,250	13,750	<b>15,300</b>	16,500	17,750	18,950	20,200
Area median:	Very low income	17,850	20,400	22,950	<b>25,500</b>	27,550	29,600	31,600	33,650
\$51,000	Lower income	28,550	32,650	36,700	<b>40,800</b>	44,050	47,350	50,600	53,850
	Median income	35,700	40,800	45,900	<b>51,000</b>	55,100	59,150	63,250	67,300
	Moderate income	42,850	48,950	55,100	<b>61,200</b>	66,100	71,000	75,900	80,800
SACRAMENTO	Extremely Low	12,550	14,350	16,150	<b>17,950</b>	19,400	20,800	22,250	23,700
Area median:	Very low income	20,950	23,900	26,900	<b>29,900</b>	32,300	34,700	37,100	39,450
\$59,800	Lower income	33,500	38,250	43,050	<b>47,850</b>	51,650	55,500	59,300	63,150
	Median income	41,850	47,850	53,800	<b>59,800</b>	64,600	69,350	74,150	78,950
	Moderate income	50,250	57,400	64,600	<b>71,750</b>	77,500	83,250	88,950	94,700
SAN BENITO	Extremely Low	14,100	16,100	18,100	<b>20,150</b>	21,750	23,350	24,950	26,550
Area median:	Very low income	23,500	26,850	30,200	<b>33,550</b>	36,250	38,900	41,600	44,300
\$67,100	Lower income	37,600	42,950	48,300	<b>53,700</b>	57,950	62,250	66,550	70,850
	Median income	46,950	53,700	60,400	<b>67,100</b>	72,450	77,850	83,200	88,550
	Moderate income	56,350	64,400	72,450	<b>80,500</b>	86,950	93,400	99,800	106,250
SAN BERNARDINO	Extremely Low	10,700	12,250	13,750	<b>15,300</b>	16,500	17,750	18,950	20,200
Area median:	Very low income	17,850	20,400	22,950	<b>25,500</b>	27,550	29,600	31,600	33,650
\$51,000	Lower income	28,550	32,650	36,700	<b>40,800</b>	44,050	47,350	50,600	53,850
	Median income	35,700	40,800	45,900	<b>51,000</b>	55,100	59,150	63,250	67,300
	Moderate income	42,850	48,950	55,100	<b>61,200</b>	66,100	71,000	75,900	80,800
SAN DIEGO	Extremely Low	13,400	15,300	17,250	<b>19,150</b>	20,650	22,200	23,750	25,250
Area median:	Very low income	22,350	25,500	28,700	<b>31,900</b>	34,450	37,000	39,550	42,100
\$60,100	Lower income	35,750	40,850	45,950	<b>51,050</b>	55,100	59,200	63,300	67,350
	Median income	42,050	48,100	54,100	<b>60,100</b>	64,900	69,700	74,500	79,350
	Moderate income	50,450	57,700	64,900	<b>72,100</b>	77,850	83,650	89,400	95,150
SAN FRANCISCO	Extremely Low	23,750	27,150	30,550	<b>33,950</b>	36,650	39,350	42,050	44,800
Area median:	Very low income	39,600	45,250	50,900	<b>56,550</b>	61,050	65,600	70,100	74,650
\$91,500	Lower income	63,350	72,400	81,450	<b>90,500</b>	97,700	104,950	112,200	119,450
	Median income	64,050	73,200	82,350	<b>91,500</b>	98,800	106,150	113,450	120,800
	Moderate income	76,850	87,850	98,800	<b>109,800</b>	118,600	127,350	136,150	144,950
SAN JOAQUIN	Extremely Low	10,650	12,150	13,650	<b>15,200</b>	16,400	17,600	18,800	20,050
Area median:	Very low income	17,700	20,250	22,750	<b>25,300</b>	27,300	29,350	31,350	33,400
\$50,600	Lower income	28,350	32,400	36,450	<b>40,500</b>	43,700	46,950	50,200	53,450
	Median income	35,400	40,500	45,550	<b>50,600</b>	54,650	58,700	62,750	66,800
	Moderate income	42,500	48,550	54,650	<b>60,700</b>	65,550	70,400	75,250	80,100
SAN LUIS OBISPO	Extremely Low	12,100	13,850	15,600	<b>17,300</b>	18,700	20,100	21,450	22,850
Area median:	Very low income	20,200	23,100	25,950	<b>28,850</b>	31,150	33,450	35,750	38,100
\$57,700	Lower income	32,300	36,950	41,550	<b>46,150</b>	49,850	53,550	57,250	60,950
	Median income	40,400	46,150	51,950	<b>57,700</b>	62,300	66,950	71,550	76,150
	Moderate income	48,500	55,400	62,350	<b>69,250</b>	74,800	80,350	85,850	91,400

## NUMBER OF PERSONS IN HOUSEHOLD

COUNTY	INCOME CATEGORY	1	2	3	4	5	6	7	8
SAN MATEO	Extremely Low	23,750	27,150	30,550	<b>33,950</b>	36,650	39,350	42,050	44,800
Area median:	Very low income	39,600	45,250	50,900	<b>56,550</b>	61,050	65,600	70,100	74,650
\$91,500	Lower income	63,350	72,400	81,450	<b>90,500</b>	97,700	104,950	112,200	119,450
	Median income	64,050	73,200	82,350	<b>91,500</b>	98,800	106,150	113,450	120,800
	Moderate income	76,850	87,850	98,800	<b>109,800</b>	118,600	127,350	136,150	144,950
SANTA BARBARA	Extremely Low	12,750	14,550	16,350	<b>18,200</b>	19,650	21,100	22,550	24,000
Area median:	Very low income	21,200	24,250	27,250	<b>30,300</b>	32,700	35,150	37,550	40,000
\$60,600	Lower income	33,950	38,800	43,650	<b>48,500</b>	52,350	56,250	60,100	64,000
	Median income	42,400	48,500	54,550	<b>60,600</b>	65,450	70,300	75,150	80,000
	Moderate income	50,900	58,150	65,450	<b>72,700</b>	78,500	84,350	90,150	95,950
SANTA CLARA	Extremely Low	22,150	25,300	28,500	<b>31,650</b>	34,200	36,700	39,250	41,800
Area median:	Very low income	36,950	42,200	47,500	<b>52,750</b>	56,950	61,200	65,400	69,650
\$105,500	Lower income	57,450	65,650	73,850	<b>82,100</b>	88,650	95,200	101,800	108,350
	Median income	73,850	84,400	94,950	<b>105,500</b>	113,950	122,400	130,800	139,250
	Moderate income	88,600	101,300	113,950	<b>126,600</b>	136,750	146,850	157,000	167,100
SANTA CRUZ	Extremely Low	15,900	18,150	20,450	<b>22,700</b>	24,550	26,350	28,150	30,000
Area median:	Very low income	26,500	30,300	34,050	<b>37,850</b>	40,900	43,900	46,950	49,950
\$74,600	Lower income	42,400	48,450	54,500	<b>60,550</b>	65,400	70,250	75,100	79,950
	Median income	52,200	59,700	67,150	<b>74,600</b>	80,550	86,550	92,500	98,450
	Moderate income	62,650	71,600	80,550	<b>89,500</b>	96,650	103,800	111,000	118,150
SHASTA	Extremely Low	9,616	10,900	12,250	<b>13,600</b>	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	<b>22,700</b>	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	<b>36,300</b>	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	<b>45,400</b>	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	<b>54,500</b>	58,850	63,200	67,600	71,950
SIERRA	Extremely Low	10,000	11,400	12,850	<b>14,250</b>	15,400	16,550	17,650	18,800
Area median:	Very low income	16,650	19,000	21,400	<b>23,750</b>	25,650	27,550	29,450	31,350
\$47,500	Lower income	26,600	30,400	34,200	<b>38,000</b>	41,050	44,100	47,100	50,150
	Median income	33,250	38,000	42,750	<b>47,500</b>	51,300	55,100	58,900	62,700
	Moderate income	39,900	45,600	51,300	<b>57,000</b>	61,550	66,100	70,700	75,250
SISKIYOU	Extremely Low	9,616	10,900	12,250	<b>13,600</b>	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	<b>22,700</b>	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	<b>36,300</b>	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	<b>45,400</b>	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	<b>54,500</b>	58,850	63,200	67,600	71,950
SOLANO	Extremely Low	14,250	16,250	18,300	<b>20,350</b>	21,950	23,600	25,200	26,850
Area median:	Very low income	23,750	27,100	30,500	<b>33,900</b>	36,600	39,300	42,050	44,750
\$67,800	Lower income	37,950	43,400	48,800	<b>54,250</b>	58,600	62,900	67,250	71,600
	Median income	47,450	54,250	61,000	<b>67,800</b>	73,200	78,650	84,050	89,500
	Moderate income	56,950	65,100	73,200	<b>81,350</b>	87,850	94,350	100,850	107,400
SONOMA	Extremely Low	15,000	17,150	19,300	<b>21,450</b>	23,150	24,900	26,600	28,300
Area median:	Very low income	25,050	28,600	32,200	<b>35,750</b>	38,600	41,450	44,350	47,200
\$71,500	Lower income	39,550	45,200	50,850	<b>56,500</b>	61,000	65,550	70,050	74,600
	Median income	50,050	57,200	64,350	<b>71,500</b>	77,200	82,950	88,650	94,400
	Moderate income	60,050	68,650	77,200	<b>85,800</b>	92,650	99,550	106,400	113,250
STANISLAUS	Extremely Low	10,100	11,500	12,950	<b>14,400</b>	15,550	16,700	17,850	19,000
Area median:	Very low income	16,800	19,200	21,600	<b>24,000</b>	25,900	27,850	29,750	31,700
\$48,000	Lower income	26,900	30,700	34,550	<b>38,400</b>	41,450	44,550	47,600	50,700
	Median income	33,600	38,400	43,200	<b>48,000</b>	51,850	55,700	59,500	63,350
	Moderate income	40,300	46,100	51,850	<b>57,600</b>	62,200	66,800	71,400	76,050

## NUMBER OF PERSONS IN HOUSEHOLD

COUNTY	INCOME CATEGORY	1	2	3	4	5	6	7	8
SUTTER	Extremely Low	9,616	10,900	12,250	<b>13,600</b>	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	<b>22,700</b>	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	<b>36,300</b>	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	<b>45,400</b>	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	<b>54,500</b>	58,850	63,200	67,600	71,950
TEHAMA	Extremely Low	9,616	10,900	12,250	<b>13,600</b>	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	<b>22,700</b>	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	<b>36,300</b>	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	<b>45,400</b>	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	<b>54,500</b>	58,850	63,200	67,600	71,950
TRINITY	Extremely Low	9,616	10,900	12,250	<b>13,600</b>	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	<b>22,700</b>	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	<b>36,300</b>	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	<b>45,400</b>	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	<b>54,500</b>	58,850	63,200	67,600	71,950
TULARE	Extremely Low	9,616	10,900	12,250	<b>13,600</b>	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	<b>22,700</b>	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	<b>36,300</b>	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	<b>45,400</b>	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	<b>54,500</b>	58,850	63,200	67,600	71,950
TUOLUMNE	Extremely Low	10,050	11,450	12,900	<b>14,350</b>	15,500	16,650	17,800	18,950
Area median:	Very low income	16,750	19,100	21,500	<b>23,900</b>	25,800	27,700	29,650	31,550
\$47,800	Lower income	26,750	30,600	34,400	<b>38,250</b>	41,300	44,350	47,400	50,500
	Median income	33,450	38,250	43,000	<b>47,800</b>	51,600	55,450	59,250	63,100
	Moderate income	40,150	45,900	51,600	<b>57,350</b>	61,950	66,550	71,100	75,700
VENTURA	Extremely Low	15,700	17,950	20,150	<b>22,400</b>	24,200	26,000	27,800	29,600
Area median:	Very low income	26,150	29,900	33,600	<b>37,350</b>	40,350	43,350	46,300	49,300
\$74,700	Lower income	39,550	45,200	50,850	<b>56,500</b>	61,000	65,550	70,050	74,600
	Median income	52,300	59,750	67,250	<b>74,700</b>	80,700	86,650	92,650	98,600
	Moderate income	62,750	71,700	80,700	<b>89,650</b>	96,800	104,000	111,150	118,350
YOLO	Extremely Low	11,950	13,700	15,400	<b>17,100</b>	18,450	19,850	21,200	22,550
Area median:	Very low income	19,950	22,800	25,650	<b>28,500</b>	30,800	33,050	35,350	37,600
\$57,000	Lower income	31,900	36,500	41,050	<b>45,600</b>	49,250	52,900	56,550	60,200
	Median income	39,900	45,600	51,300	<b>57,000</b>	61,550	66,100	70,700	75,250
	Moderate income	47,900	54,700	61,550	<b>68,400</b>	73,850	79,350	84,800	90,300
YUBA	Extremely Low	9,616	10,900	12,250	<b>13,620</b>	14,700	15,800	16,900	18,000
Area median:	Very low income	15,900	18,150	20,450	<b>22,700</b>	24,500	26,350	28,150	29,950
\$45,400	Lower income	25,400	29,050	32,700	<b>36,300</b>	39,250	42,150	45,050	47,950
	Median income	31,800	36,300	40,850	<b>45,400</b>	49,050	52,650	56,300	59,950
	Moderate income	38,150	43,600	49,050	<b>54,500</b>	58,850	63,200	67,600	71,950

Authority cited: Section 50093, Health and Safety Code.

Reference: Sections 50079.5, 50093, 50105, and 50106, Health and Safety Code.

For all income categories, the income limits for households larger than eight persons are determined as follows:

For each person in excess of eight, add eight percent of the four-person limit to the limit for eight persons, and round the answer to the nearest \$50. For example, the nine-person very low income limit for Alameda County is \$56,050. ( $\$40,050 \times .08 = 3,204$ .  $\$52,850 + \$3,204 = \$56,054$ , rounded = \$56,050).